

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-02B-LVI19204
ADDRESS OF PREMISES 62-3 ESTATE THOMAS STREET SAINT THOMAS, VI 00804	

THIS AMENDMENT is made and entered into between LITTLE OAK VENTURES LLC

Whose address is: P.O. Box 9877
St. Thomas, VI 00807

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to: (1) make amendments to the agreed upon Tenant Improvement, to be installed by Lessor, as per Exhibit "A".

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective January 14, 2015 as follows:

1. The Lessor shall not install daylight dimming controls within 15 feet of windows, as originally stated in the lease. All lighting shall be occupancy sensors. The parties agree there is no cost associated with this change because it was anticipated before the TICS approval;
2. The Government agrees to pay the finance charge of [REDACTED] [REDACTED] which was never included in the TICS proposal.
3. The Government agree to waive the requirement for a water fountain in the space as originally specified in the Lease. In exchange for this waiver, the Lessor agrees to a credit of [REDACTED] [REDACTED] upon completion and acceptance of the work; and
4. The Lessor agrees to reconfigure closet area to accommodate a new shower and changing room. As detailed in PCO #2, attached hereto as Exhibit "A" and made part of this Lease Amendment. The Government agrees to pay the Lessor the sum of [REDACTED] [REDACTED] upon completion and acceptance of the work; and Project Cost Summary:

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

[REDACTED SIGNATURE]

Signature: _____
Name: _____
Entity Name: Little Oak Ventures LLC
Date: 1/27/2015

Lessor
Little Oak Ventures LLC
1/27/2015

FOR THE GOVERNMENT:

[REDACTED SIGNATURE]

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 1/27/15

Lease Contracting Officer
GSA, Public Buildings Service,
1/27/15

WITNESSED FOR THE LESSOR BY:

[REDACTED SIGNATURE]

Signature: _____
Name: THOMAS EVANS
Title: VP SKM SOLUTIONS INC
Date: 1/27/2015

THOMAS EVANS
VP SKM SOLUTIONS INC
1/27/2015

TICS Approval Cost	\$464,246.00
Change Order 1: Finance Charge for Loan	██████████
Change Order 2: No Water Fountain Needed	██████████
Change Order 3: Shower and changing Room Addition	██████████
Total Project Cost To Date	\$475,439.99

5. In no event shall payment be made pursuant to this paragraph until a proper invoice is submitted by the Lessor. Upon acceptance by the Government the following information shall be submitted on a company invoice in order to process your payment:

1. **Invoice number:** Include a unique invoice number on each invoice submitted for payment
2. **Remit to name and address:** please include your address on the invoice.
3. **Cite PS number on invoice:** PS0030576
4. **Invoicing instructions:** Please submit invoices electronically on the GSA Finance website at: <http://www.finance.gsa.gov>

If you are unable to submit the invoices electronically you may mail the invoices to the following address:

GSA Greater Southwest finance center (7BCP)
P.O Box 17181
Fort Worth, TX 76102-0181

-The Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Contracting Officer at the following address:

Carmen Hernandez
Leasing Contracting Officer
Caribbean Branch (2PRC)
Real Estate Acquisition Division
150 Chardon Avenue R. 359
Hato Rey, Puerto Rico 00918-

INITIALS: MW & CP
LESSOR GOVT